

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

May 19, 2015

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, May 19, 2015 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

1. CALL TO ORDER:

Chairman Roberts called the meeting to order at 7:02 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Vice Chairman Harley called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Antonio Margiotta, Clerk	✓		
James Hughes			✓
George Oickle			✓
Joseph Hammer			✓
Anthony Homicki			✓
Angelo Robert Fazzina	✓		
Thomas Dean	✓		
Alex Vasel (alternate)	✓		
Leigh Standish (alternate)	✓		
Ryan Allard (alternate)	✓		

Also present were: Peter Gillespie, Town Planner/Economic Development Manager; and
Denise Bradley, Assistant Planner

Members of the Public were present.

Chairman Roberts noted at the time of roll call there were five (5) full members and three (3) alternate members in attendance.

2. OLD BUSINESS:

There was no old business discussed at this meeting.

3. NEW BUSINESS:

3.1 PUBLIC HEARING 1863-15-Z Andy Sanzaro & Rich Pfeifer Seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for outdoor seating at 181-189 Main Street.

Andy Sanzaro of 117 Surrey Drive and Rich Pfeifer of 183 Beverly Road appeared before the Commission regarding this Application. They are requesting additional outdoor seating which will still keep them under legal fire capacity. After 28 years in business, Mr. Sanzaro indicated he wants a patio out front for dining but the smokers will be kept in rear. Mr. Pfeifer indicated he helped reopen the restaurant and they are working to build up the reputation after it had declined in the past. They are

seeking to have a similar look to West Hartford Center and to be able to compete with other businesses offering outdoor dining.

Chairman Roberts inquired and Mr. Sanzaro indicated their late nights are Thursday – Saturday but they do not want to keep people on the patio late and feels 9pm is a reasonable hour.

Commissioner Fazzina inquired and Mr. Sanzaro indicated they will serve alcohol outside but only in plastic cups. They will maintain a four (4') foot lane from the last chair to the edge of the curb so people can pass by indicating they have sixteen (16') feet from building to end of pavers. Mr. Pfizer will be present to monitor the seating and bring all furniture indoors at night. They also have video surveillance to monitor the property

Vice Chairman Harley inquired and Mr. Sanzaro indicated there are no obstructions along the edge of pavers and the patio will remain a non-smoking area.

Vice Chairman Harley inquired and Mr. Gillespie indicated there are no specific requirement for fencing around outdoor patios serving liquor and it is up to owner to make a proposal when applying for their liquor permit.

Chairman Roberts inquired and Mr. Sanzaro indicated all music will remain inside with the doors closed.

Commissioner Fazzina inquired and Mr. Sanzaro indicated there is a smoking patio in the rear along with a storage shed a storage shed and the area will be screened in with ten (10) seats. The area will have no food service and be strictly for smoking.

Jen and John Peleponuk, owners of 24 and 30 Center Street, appeared before the Commission. They have a direct view of the rear patio and are concerned about the view and potential noise. They asked about screening and Mr. Sanzaro indicated he received prior approval in 2005 from the Historic District Commission.

Mr. Pfeifer wants smokers in the rear but understands their concern. He indicated there will be no beverage service on the rear smoking patio in hopes the patrons will return indoors and not linger out back. Mr. Sanzaro indicated by having the area enclosed it will eliminate wandering patrons

Chairman Roberts indicated the Applicants would need to speak with staff as to whether approvals from 9 years ago would still be in effect.

Vice Chairman Harley inquired and Mr. Sanzaro indicated they would allow patrons to bring beverages out back when smoking but there would be no service.

Commissioner Allard inquired and Mr. Gillespie indicated the Commission could limit the seating to no more than 10 in the rear.

Mrs. Peleponuk is concerned rowdy customers can be heard from her property and would like to see screening in the interim.

Commissioner Fazzina inquired and the Applicants indicated they would be ok with fully enclosing the

rear patio and installing an exhaust fan to reduce noise

Vice Chairman Harley inquired and the Applicants indicated they would like the hours of operation to be until 9 pm all nights.

Motion: Vice Chairman Harley made a motion to close **APPLICATION NO. 1863-15-Z Andy Sanzaro & Rich Pfeifer** Seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for outdoor seating at 181-189 Main Street.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Margiotta, Fazzina, Dean, Vasel, Standish, Allard;

Nay: none;

Vote: 8-0.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1863-15-Z Andy Sanzaro & Rich Pfeifer** Seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for outdoor seating at 181-189 Main Street with the following stipulations:

1. Beverage and food service shall be allowed on the front patio only.
2. There shall be no more than six (6) tables out front.
3. The outdoor dining shall be screened as shown.
4. The occupant shall maintain four (4') feet of space between the back of chairs and the edge of pavers for pedestrian traffic.
5. All smoking shall be kept to the rear of the building.
6. There will be no alcohol served on the back patio.
7. Details of the rear enclosure shall be reviewed by staff prior to construction.
8. The owner shall monitor the premises for compliance.
9. There shall be no outdoor music.
10. Service for outdoor dining shall end by 9pm.
11. This application is approved for a period beginning May 22, 2015 and expiring on September 30, 2016 at which time the applicant shall return for review and the application fee will be waived.

Second: Commissioner Dean seconded the motion.

Aye: Roberts, Harley, Margiotta, Fazzina, Dean, Vasel, Standish, Allard;

Nay: none;

Vote: 8-0.

3.2 PUBLIC HEARING 1862-15-Z Thomas Brown Seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use from restaurant to medical office at 672 Silas Deane Highway.

Tom Brown appeared before the Commission. He lives in West Hartford and has run urgent care

centers for the past few years and is now looking to open his own. He indicated Ocean State Job Lot has offered significant money towards tenant upkeep on the property. His facility would consist of labs and on site x-rays and will take approximately \$2.5 million to complete. Mr. Brown has commercial funding from Webster and will employ 8-12 full time personnel and 15-20 part time.

Chairman Roberts inquired and Mr. Brown indicated there will be a total of 7-8 employees present at any time.

Commissioner Vasel inquired and Mr. Brown indicated the hours of operation would be from 8am to 8pm Monday – Friday and 8am to 5pm weekends.

Commissioner Fazzina inquired and Mr. Brown indicated he is not required to have sprinklers but they are already present in the building. The only medical gas in the facility will be oxygen.

Commissioner Margiotta inquired and Mr. Brown indicated he will be landscaping in the rear because of the four way intersection which will draw people in. He has plans to paint the façade as well as update signage and add a new monument sign to the property.

Commissioner Dean inquired and Ms. Bradley indicated the Applicant would need to go before the Design Review Board for the façade. Mr. Gillespie indicated he will likely not have to return to the Commission regarding signage although he may need approval from the Zoning Board of Appeals.

Chairman Roberts noted the Applicant would need to return to the Commission for structural changes only, not visual.

Mr. Brown indicated Ocean State Job Lot will be installing a new roof and HVAC as part of tenant improvements.

The Commission inquired and Mr. Brown indicated he accepts Medicaid patients and has funding to keep the property looking nice.

Motion: Vice Chairman Harley made a motion to close **APPLICATION NO. 1862-15-Z Thomas Brown** Seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use from restaurant to medical office at 672 Silas Deane Highway.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Margiotta, Fazzina, Dean, Vasel, Standish, Allard;

Nay: none;

Vote: 8-0.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1862-15-Z Thomas Brown** Seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for a change of use from restaurant to medical office at 672 Silas Deane Highway with the following stipulations:

1. Site Plan shall depict parking table with appropriate numbers for a medical facility.

2. Number of handicap stalls shall be increased from the existing two (2) spaces to accommodate the medical use;
3. Crosswalks shall be restriped when parking lot is repaved;
4. Any lighting proposed shall be in accordance with Section 6.7 (Outdoor Lighting) of the Wethersfield Zoning Regulations and be full cut-off light fixtures;
5. There shall be an ADA ramp with detectable pad installed;
6. The dumpster locations depicted in the plan shall be screened in compliance with Section 6.8 (Refuse Storage) of Wethersfield Zoning Regulations. The screening shall be subject to satisfaction of Town Staff;
7. Handicap parking stalls shall be furnished with signs;
8. One handicap parking stall shall be van accessible;
9. Eliminate crosswalk across the loading area.

Second: Commissioner Dean seconded the motion.

Aye: Roberts, Harley, Margiotta, Fazzina, Dean, Vasel, Standish, Allard;

Nay: none;

Vote: 8-0.

4. OTHER BUSINESS:

There was no other business discussed at this meeting.

5. MINUTES – May 5, 2015 – Not available

6. STAFF REPORTS:

There were no reports made by Staff.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:

There were no public comments made at this meeting regarding general matters of planning and zoning.

8. CORRESPONDENCE:

There were no items of correspondence discussed at this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

Mr. Gillespie indicated there is an application for an oversized garage/outbuilding to be constructed at 600 Wolcott Hill Rd.

10. ADJOURNMENT:

Motion: Commissioner Dean motioned to adjourn the meeting at 7:56pm.

Second: Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Margiotta, Fazzina, Dean, Vasel, Standish, Allard;

Nay: none;

Vote: 8-0.

Meeting adjourned.

Respectfully submitted,
Lindsay Schmitt, Recording Secretary